

CERTIFICATE OF INSPECTION
VALID FOR ONE YEAR

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|--------------------|---------------------------|----------------------|---|
| Address: | 35 Wandle Ave. | Date: | November 30, 2015 |
| Perm. Parcel No: | 811-21-062 | Use District: | R-2 |
| Present Occupancy: | 1 Dwelling Unit | Permitted Occupancy: | 1 Dwelling Unit |
| Owners Name: | David and Jennifer Hardin | Maximum Occupancy: | 5 persons |
| Mail to: | same | Property: | Legal Conforming [X] Legal Non-Conforming [] Illegal [] |

Upon inspection, we find that said property is in need of repairs as follows:

REQUIRED MAINTENANCE ITEMS:

1. Remove all trash, rubbish, garbage or debris on property, especially behind garage.
2. All siding must be present, in good condition. Repair or replace all damaged or missing siding or trim.
3. Tuck-point or completely reconstruct both the chimneys above the roof line. Repaint to match existing if applicable. Only masonry mortar materials may be used to tuck-point brick masonry (no caulking), and the mortar color must match the existing mortar. Gray mortar MAY NOT be acceptable.

GARAGE:

1. Scrape and paint the man door trim.

EXTERIOR ITEMS:

1. Clean, repair or replace all gutters and downspouts as needed.
2. All windows must be intact, operable, glazing putty in good condition. Replace all missing/damaged screens.
3. Trim all trees, bushes and/or shrubbery on the property, especially along neighbor's driveway to a maximum height of 30 inches also around backyard.

GENERAL GARAGE ITEMS:

1. Scrape and paint the door, window and/or roof trims on this garage.

DRIVEWAYS, SIDEWALKS, AND STAIRS:

1. Remove and replace selected areas of broken or deteriorated asphalt drive as directed. Install 2' wide by 4" deep header at concrete driveway.

GENERAL ELECTRICAL ITEMS:

1. Knob and Tube wiring must be in its original condition. Knob and Tube wiring that has been tampered with must be removed and upgraded to non-metallic sheathed cable (Romex).

NOTICE: THIS IS A VISUAL INSPECTION. THE CITY ASSUMES NO LIABILITY OR RESPONSIBILITY FOR FAILURE TO REPORT VIOLATIONS THAT MAY EXIST AND MAKES NO GUARANTEE WHATSOEVER THAT FUTURE VIOLATIONS CANNOT, OR WILL NOT OCCUR.

NOTICE

Violations identified as **HEALTH/SAFETY**, must be corrected/inspected **PRIOR** to occupancy. Violations identified as **REQUIRED MAINTENANCE VIOLATIONS**, must be corrected and inspected no later than **SIX MONTHS from date of transfer (weather permitting)**. An escrow account shall be established with an amount of money equal to 150% of the value of the work required to correct **ALL** outstanding violations. **Corrections will be the responsibility of the individual named on the Escrow Hold Statement.**

PERMITS ARE REQUIRED FOR HVAC,
PLUMBING, ELECTRICAL AND MAJOR
CARPENTRY.

CITY OF BEDFORD BUILDING DEPARTMENT

Inspector: Robert Brown

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David & Jennifer Hardin
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GENERAL PLUMBING ITEMS:

1. Add a vacuum breaker (backflow preventer) at all faucets with threaded hose connections such as laundry tub and hose bibs, but not at washing machine faucets.
2. Install an air admittance valve and p-trap under kitchen sink and bathroom sink (1st floor).
3. Remove galvanized tee in basement and install a wye and steel back no-hub adaptors.

BASEMENT ITEMS:

1. Clean and disinfect the basement.
2. Install a handrail on the basement stairs.
3. A smoke detector is required: 110 v. type for open joist ceiling.

1ST FLOOR - BATH ITEMS:

1. Caulk base of toilet leaving 1/2" in rear without caulk or grout and install toilet bolt caps.

BATH ITEMS:

1. Caulk base of toilet leaving 1/2" in rear without caulk.

INTERIOR ITEMS:

1. Patch all minor cracks and holes in interior walls and ceilings and repaint as needed.
2. Install a new smoke detector in all sleeping rooms.
3. Repair and/or replace all missing or damaged interior doors, door frames, baseboard or any other wood moldings in the house. Paint or stain to match existing woodwork (as needed).

THE CITY **REQUIRES** VERIFICATION THAT ALL ASSESSMENTS FROM THE CITY OF BEDFORD FINANCE DEPARTMENT (440-735-6504) HAVE BEEN ACKNOWLEDGED AND WILL BE **PAID**. VERIFICATION MAY BE ACCOMPLISHED BY SHOWING THAT THE SPECIAL ASSESSMENT AMOUNT DUE IS BEING HELD IN AN ESCROW ACCOUNT. **THIS IS REQUIRED PRIOR TO ISSUANCE OF THE C/O FOR TITLE TRANSFER**

This dwelling unit has been measured and determined to be approved for a maximum of FIVE (5) occupants (total of both adults and children)